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Electronically filed on: February 25, 2021

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Special Litigation Counsel to  
Kavita Gupta, Chapter 11 Trustee for Desert Oasis  
Apartments, LLC

**UNITED STATES BANKRUPTCY COURT**

**DISTRICT OF NEVADA**

In re:  
**DESERT OASIS APARTMENTS, LLC,**  
Debtor.

Case No.: bk-s-18-12456-gs

Chapter 11

Hearing Date: March 11, 2021  
Hearing Time: 1:30 p.m.

**CERTIFICATE OF SERVICE**

On this 25<sup>th</sup> day of February 2021, I served the following document(s):

TRUSTEE'S RESPONSE TO DESERT LAND, LLC'S MOTION FOR AN ORDER ALLOWING  
ITS CLAIM FOR PURPOSES OF PLAN CONFIRMATION ETC. PURSUANT TO RULE  
3018(a)

I served the above-named document(s) by the following means to the persons listed below (*check all that apply*):

X       **a. ECF System** (*You must attach the "Notice of Electronic Filing," or list all persons and addresses and attach additional paper if necessary.*)

ANTHONY W. AUSTIN on behalf of Creditor THE NORTHERN TRUST COMPANY  
aaustin@fclaw.com, gkbaccon@fclaw.com

DAWN M. CICA on behalf of Defendant DAVID GAFFIN  
dcica@carlyoncica.com,

1 nrodriguez@carlyoncica.com;crobertson@carlyoncica.com;dmcica@gmail.com;dcica@carlyoncica.com;tosteen@carlyoncica.com;3342887420@filings.docketbird.com

2  
3 DAWN M. CICA on behalf of Defendant HOWARD BULLOCH

4 dcica@carlyoncica.com,

5 nrodriguez@carlyoncica.com;crobertson@carlyoncica.com;dmcica@gmail.com;dcica@carlyoncica.com;tosteen@carlyoncica.com;3342887420@filings.docketbird.com

6 DAWN M. CICA on behalf of Interested Party DAVID GAFFIN

7 dcica@carlyoncica.com,

8 nrodriguez@carlyoncica.com;crobertson@carlyoncica.com;dmcica@gmail.com;dcica@carlyoncica.com;tosteen@carlyoncica.com;3342887420@filings.docketbird.com

9 DAWN M. CICA on behalf of Interested Party HOWARD BULLOCH

10 dcica@carlyoncica.com,

11 nrodriguez@carlyoncica.com;crobertson@carlyoncica.com;dmcica@gmail.com;dcica@carlyoncica.com;tosteen@carlyoncica.com;3342887420@filings.docketbird.com

12 KEVIN W COLEMAN on behalf of Plaintiff KAVITA GUPTA

13 kcoleman@nutihart.com, nwhite@nutihart.com

14 KEVIN W COLEMAN on behalf of Trustee KAVITA GUPTA

15 kcoleman@nutihart.com, nwhite@nutihart.com

16 JAMIE P. DREHER on behalf of Petitioning Creditor BRADLEY J. BUSBIN, AS TRUSTEE OF THE GONZALES CHARITABLE REMAINDER UNITRUST ONE

17 jdreher@downeybrand.com, mfrazier@downeybrand.com

18 KIMBERLY S. FINEMAN on behalf of Trustee KAVITA GUPTA

19 kfineman@nutihart.com

20 EDMUND GEE on behalf of U.S. Trustee U.S. TRUSTEE - LV - 11, 11

21 edmund.gee@usdoj.gov

22 TALITHA B. GRAY KOZLOWSKI on behalf of Plaintiff KAVITA GUPTA

23 tgray@gtg.legal, bknotices@gtg.legal

24 TALITHA B. GRAY KOZLOWSKI on behalf of Trustee KAVITA GUPTA

25 tgray@gtg.legal, bknotices@gtg.legal

26 STEVEN T GUBNER on behalf of Interested Party JEFFREY I. GOLDEN, TRUSTEE OF DESERT LAND

27 sgubner@bg.law, ecf@bg.law;rsokol@bg.law

28 JUSTIN J. HENDERSON on behalf of Creditor JUNIPER LOAN SERVICING CORPORATION

jhenderson@lrrc.com, cscruggs@lrrc.com,justin-henderson-8499@ecf.pacerpro.com

1 TRACY M. O'STEEN on behalf of Defendant 10181 PARK RUN LLC  
tosteen@carlyoncica.com,  
2 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

3 TRACY M. O'STEEN on behalf of Defendant COMPASS INVESTMENTS LLC  
tosteen@carlyoncica.com,  
4 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

5 TRACY M. O'STEEN on behalf of Defendant THE RANCH LLC  
tosteen@carlyoncica.com,  
6 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

7 TRACY M. O'STEEN on behalf of Defendant DAVID GAFFIN  
tosteen@carlyoncica.com,  
8 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

9 TRACY M. O'STEEN on behalf of Defendant HOWARD BULLOCH  
tosteen@carlyoncica.com,  
10 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

11 TRACY M. O'STEEN on behalf of Interested Party CITATION FINANCIAL, LLC,  
tosteen@carlyoncica.com,  
12 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

13 TRACY M. O'STEEN on behalf of Interested Party COMPASS INVESTMENTS HOLDINGS,  
LLC  
tosteen@carlyoncica.com,  
14 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

15 TRACY M. O'STEEN on behalf of Interested Party DESERT LAND LOAN ACQUISITION, LLC  
tosteen@carlyoncica.com,  
16 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

17 TRACY M. O'STEEN on behalf of Interested Party DAVID GAFFIN  
tosteen@carlyoncica.com,  
18 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

19 TRACY M. O'STEEN on behalf of Interested Party HOWARD BULLOCH  
tosteen@carlyoncica.com,  
20 crobertson@carlyoncica.com;nrodriguez@carlyoncica.com;ccarlyon@carlyoncica.com

21 ERIC R OLSEN on behalf of Interested Party WASH MULTIFAMILY LAUNDRY SYSTEMS,  
LLC  
eolsen@gtg.legal

22 LENARD E. SCHWARTZER on behalf of Debtor DESERT OASIS APARTMENTS, LLC  
bkfilings@s-mlaw.com

U.S. TRUSTEE - LV - 11, 11  
USTPRegion17.lv.ecf@usdoj.gov

MARK M. WEISENMILLER on behalf of Interested Party WASH MULTIFAMILY LAUNDRY  
SYSTEMS, LLC  
mweisenmiller@gtg.legal, bknotices@gtg.legal

MARK WRAY on behalf of Petitioning Creditor BRADLEY J. BUSBIN, AS TRUSTEE OF THE  
GONZALES CHARITABLE REMAINDER UNITRUST ONE  
mwrap@markwraylaw.com, tmoore@markwraylaw.com

  X             **b. United States mail, postage fully prepaid** *(List all persons and addresses.  
Attach additional paper if necessary.)*

JERROLD L BREGMAN on behalf of Interested Party JEFFREY I. GOLDEN, TRUSTEE OF  
DESERT LAND  
BRUTZKUS GUBNER ROZANSKY SEROR WEBER LLP  
300 S. 4TH STREE, SUITE 1550  
LAS VEGAS, NV 89101

                     **c. Personal Service** *(List persons and addresses. Attach additional paper if  
necessary.)*

I personally delivered the document(s) to the persons at these addresses:

           For a party represented by an attorney, delivery was made by handing the  
document(s) at the attorney's office with a clerk or other person in charge, or if no one is in  
charge by leaving the document(s) in a conspicuous place in the office.

           For a party, delivery was made by handing the document(s) to the party or  
by leaving the document(s) at the person's dwelling house or usual place of abode with  
someone of suitable age and discretion residing there.

  X             **d. By direct email (as opposed to through the ECF System)** *(List persons  
and email addresses. Attach additional paper if necessary.)*

Based upon the written agreement of the parties to accept service by email or a court order,  
I caused the document(s) to be sent to the persons at the email addresses listed below. I did  
not receive, within a reasonable time after the transmission, any electronic message or other  
indication that the transmission was unsuccessful.

JERROLD L BREGMAN  
jbregman@bg.law  
STEVEN T GUBNER  
sgubner@bg.law

1 \_\_\_\_\_ **e. By fax transmission** (*List persons and fax numbers. Attach additional*  
2 *paper if necessary.*)

3 Based upon the written agreement of the parties to accept service by fax transmission or a  
4 court order, I faxed the document(s) to the persons at the fax numbers listed below. No  
5 error was reported by the fax machine that I used. A copy of the record of the fax  
6 transmission is attached.

7 \_\_\_\_\_ **f. By messenger** (*List persons and addresses. Attach additional paper if*  
8 *necessary.*)

9 I served the document(s) by placing them in an envelope or package addressed to the  
10 persons at the addresses listed below and providing them to a messenger for service. (A  
11 declaration by the messenger must be attached to this Certificate of Service.)

12 **I declare under penalty of perjury that the foregoing is true and correct.**

13 Dated this 25<sup>th</sup> day of February 2021.

14 **GHANDI DEETER BLACKHAM**

15 Laura Schnetzer

16 /s/ Laura Schnetzer

17 Employee of Ghandi Deeter Blackham